

**GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:2158
ANSWERED ON:30.11.2007
MODIFIED RENT CONTROL NORMS
Rao Shri Kalva Kuntla Chandrasekhar

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Government proposes to formulate revised modified rent control norms to address the problems of landlords regarding forceful occupation of their property by tenants, revision of rent as per the market situation and evolve a mature and long term leasing market with best construction practices;

(b) if so, the details thereof;

(c) the obstacles being faced by the Government; and

(d) the steps taken in this regard?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN)

(a)&(b): Rent control is a State subject. With respect to Delhi, there is a proposal to amend the Delhi Rent Act, 1995. The proposal envisages amending mainly the clauses pertaining to (i) Deemed Rent, (ii) Registration of tenancy, (iii) Enhancement of Rent, (iv) Inheritability of tenancies and (v) Eviction of tenants.

(c)&(d): Immediately after the Delhi Rent Act, 1995 was enacted on 23.8.1995, there were representations against some of the provisions of the said Act. It was, thereafter, decided to bring the Act into force after effecting amendments to some of its provisions. The Delhi Rent (Amendment) Bill, 1997 was accordingly introduced in Rajya Sabha in July, 1997. The Bill could not be debated till the dissolution of the 13th Lok Sabha. After formation of the 14th Lok Sabha, the Bill is required to be considered by the Government afresh.